

WARRANTY DEEDSTATE OF MISSISSIPPI, DE SOTO CO. *me*

JAN 26 8 48 AM '98

**DUNAVANT ENTERPRISES, INC., a
Tennessee corporation, GRANTOR**

TO

BK 327 PG 705
W.E. DAVIS CH. CLK.

JOEL T. BARRON and wife, TONI L. BARRON

THIS INDENTURE, made and entered into as of the **12th day of January, 1998** by and between

DUNAVANT ENTERPRISES, INC., a Tennessee Corporation, whose address is 3797 New
Getwell Road, Memphis, Tennessee 38118 and whose telephone number is (901) 369-1605,

hereinafter referred to as **Grantor**, and

JOEL T. BARRON and wife, TONI L. BARRON

hereinafter referred to as **Grantee**.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and warrant unto the said Grantee the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

**Lot 28, Section B, First Revision Plum Point Villages, in Section 6, Township 2
South, Range 7 West, DeSoto County, Mississippi, as per plat thereof
recorded in Plat Book 44 Pages 48 - 52, in the office of the Chancery Clerk of
DeSoto County, Mississippi.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her/their/its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Covenants and Restrictions:

Zoning ordinances or laws of any governmental authority;

Plat Book 25 Page 12 and Plat Book 44 Pages 48 - 52 in the office of the Chancery Clerk of DeSoto County, Mississippi;

Covenants and Restrictions in Book 185 Page 793, Book 189 Page 741, Book 194 Page 517, Book 195 Page 380 and Book 195 Page 382, all in the office of Chancery Clerk of DeSoto County, Mississippi.

Encroachments and/or Easements:

50' Building Line on South and West lot lines as shown on recorded plat at Plat Book 44 Pages 48 - 52 in the office of the Chancery Clerk of DeSoto County, Mississippi;

15' Utility Easement on South and West lot lines as shown on recorded plat at Plat Book 44 Pages 48 - 52 in the office of the Chancery Clerk of DeSoto County, Mississippi;

10' Utility Easement on East lot line as shown on recorded plat at Plat Book 44 Pages 48 - 52 in the office of the Chancery Clerk of DeSoto County, Mississippi;

5' Utility Easement on North lot line as shown on recorded plat at Plat Book 44 Pages 48 - 52 in the office of the Chancery Clerk of DeSoto County, Mississippi;

Taxes and Other Matters of Record:

Taxes and special assessments for the year 1998, not yet due and payable, which taxes Grantee agrees to pay.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Grantee, his/her/their/its successors and assigns, by acceptance of the deed of conveyance, accepts membership in the Plum Point Villages Property Owners Association, Inc., a Mississippi non-profit corporation, and agrees to be subject to and bound by the Declaration of Covenants, Conditions, and Restrictions, Articles of Incorporation and By-laws of the Association, all of which are of record in Book 185 Page 793, Book 189 Page 741, Book 194 Page 517, Book 195 Page 380 and Book 195 Pages 382, and such rules and regulations as may be adopted pursuant to the terms thereof.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

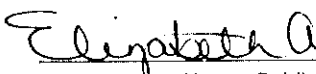
DUNAVANT ENTERPRISES, INC.,
a Tennessee Corporation

BY: 

Pete Aviotti, Jr.
Vice President

STATE OF TENNESSEE,)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12 day of January, 1998, within my jurisdiction, the within named **PETE AVIOTTI, JR.**, who acknowledged that he is Vice President of **DUNAVANT ENTERPRISES, INC.**, a Tennessee Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


Notary Public

MY COMMISSION EXPIRES AUG. 1, 2000

Commission Expiration: _____

Tax Parcel:
2073-0602.0-00028.00

THIS INSTRUMENT PREPARED BY:

THE POE FIRM, P.C.
261 GERMANTOWN BEND COVE
CORDOVA, TN 38018
TELEPHONE: (901) 758-8200

AFTER RECORDING, RETURN TO:

DAVE BURKHART, ATTORNEY-AT-LAW
1850 POPLAR CREST COVE
MEMPHIS, TENNESSEE 38119
TELEPHONE: (901) 761-5410

GRANTOR:

DUNAVANT ENTERPRISES, INC.
3797 NEW GETWELL ROAD
MEMPHIS, TN 38118
BUSINESS TELEPHONE: (901) 369-1605
HOME TELEPHONE: None

GRANTEE:

JOEL T. BARRON and wife,
TONI L. BARRON
8649 Southaven Circle E.
Southaven, MS 38671
(601)-342-9760 Home
(901)-353-5066 Business